

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: August 27, 2009

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Tuesday, September 1, 2009 at 7:00 P.M. in Room 206 of Town Hall.

PLANNING AND ZONING COMMISSION SPECIAL MEETING AGENDA

Tuesday, September 1, 2009	7:00 P.M.	Room 206 Town Hall
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GENERAL MEETING

Appointment of replacement for Robert Finke.

EXECUTIVE SESSION

Executive Session with Town Counsel to discuss pending litigation.

ADJOURN.

**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA**

Tuesday, September 1, 2009	8:00 P.M.	Room 206 Town Hall
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PUBLIC HEARING

Special Permit Application #170-B/Site Plan, Tasti D-Lite, Noroton Heights Shopping Center, 380 Heights Road. Proposing to establish an ice cream shop within the northernmost space within the existing building and place two associated outdoor tables and eight outdoor chairs. The subject property is located on the north side of Heights Road approximately 185 feet east of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #75 as Lots #22, #23, #24, in the DC Zone.

Discussion, deliberation and possible decisions regarding:

Special Permit Application #255/Site Plan Application #270, Land Filling & Regrading Application #227, 333 West Avenue Associates, LLC, 329-333-339 West Avenue. Proposing to merge five properties and construct eight single-family residences in a "Single-Family Open Space Development" with associated drainage, open space, and parking areas, and perform related site development activities. *DECISION DEADLINE: SEPTEMBER 15, 2009.*

Subdivision Application #273-C, Coastal Site Plan Review #38-A, Joseph & Varina Steuert, 27 Driftway Lane/25 Old Farm Road. Proposing to subdivide the existing property into two lots with associated open space, and perform related site development activities within a regulated area. *HEARING CLOSED ON JULY 28, 2009. DECISION DEADLINE: OCTOBER 1, 2009.*

Amendment of Special Permit #39-L(2)/Site Plan #254-A, St. Lukes Episcopal Church, 1842-1864 Boston Post Road. Relocation of existing food assistance program to existing garage/barn, and associated improvements to said garage/barn (replacement of doors, new client entry, new HVAC units, insulation) and perform related site development activities. *PUBLIC HEARING CLOSED ON JULY 28, 2009. DECISION DEADLINE: OCTOBER 1, 2009.*

Amendment of Business Site Plan #256/Special Permit, Athos Real Estate, 71 Boston Post Road. Proposal to modify previous approval to allow an addition to the existing building, on-site cooking, and the installation of a hood and venting system and perform related site development activities. *HEARING CLOSED ON JULY 28, 2009. DECISION DEADLINE: OCTOBER 1, 2009.*

Land Filling & Regrading Application #228, Leo Van Munching, 41 Hancock Lane. Proposing to replace the existing single-family residence with a new single-family residence and its associated regrading and stormwater management, and perform related site development activities. *HEARING CLOSED ON JULY 28, 2009. DECISION DEADLINE: OCTOBER 1, 2009.*

Coastal Site Plan Review #213-B, Flood Damage Prevention Application #248-A, Mr. & Mrs. Paul P. Huffard, IV, 20 Juniper Road. Proposing to construct a pier, ramp, and float, and perform related site development activities within regulated areas. *DECISION DEADLINE: OCTOBER 1, 2009.*

Flood Damage Prevention Application #273, Dennis Kopec, 25 Cherry Street. Proposing to elevate the existing residence and perform related site development activities within a regulated area. The subject property is located on the south side of Cherry Street, approximately 30 feet east of its intersection with Ash Street, and is shown on Assessor's Map #41 as Lot #55 in the R-1/3 Zone.

Flood Damage Prevention Application #274, Steven & Joan Yurman, 29 Cherry Street. Proposing to elevate the existing residence and perform related site development activities within a regulated area. The subject property is located on the south side of Cherry Street, approximately 130 feet east of its intersection with Ash Street, and is shown on Assessor's Map #41 as Lot #53 in the R-1/3 Zone.

Discussion and deliberation only on one item (if public hearing has been closed):

Special Permit Application #170-B/Site Plan, Tasti D-Lite, Noroton Heights Shopping Center, 380 Heights Road. Proposing to establish an ice cream shop within the northernmost space within the existing building and place two associated outdoor tables and eight outdoor chairs. The subject property is located on the north side of Heights Road approximately 185 feet east of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #75 as Lots #22, #23, #24, in the DC Zone.

Amendment of Business Site Plan #90-K, Pear Partners, LLC, 1077 Boston Post Road.
Request for a new retail tenant in a portion of the first floor space.

Business Site Plan #124-F, Dolcetti, Inc., 975-987 Boston Post Road,
Business Site Plan #136-B, Daniel & Philip Dolcetti, 2 Squab Lane, CBD Zone.

- 1) Proposal for new tenant at 979 Boston Post Road—Artifacts Lanier Collections.
- 2) Request for extension of time to commence 2 Squab Lane project.
- 3) Request for extension of time to construct monumental stair plaza.

Business Site Plan #257, Chase Bank, Noroton Avenue/Heights Road.
Update on status of project.

Amendment of Land Filling & Regrading Application #145-B, Sykes, 5 Homewood Lane.
Request to modify filling & regrading to accommodate changes to the pool house.

Approval of Minutes

June 23, 2009 General Meeting/Public Hearing

July 13, 2009 Special Meeting

July 28, 2009 Public Hearing/General Meeting

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.